

TYPE II DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & DECISION

Form DS1201 SPR



Project Name: SOUTHWEST OFFICE SYSTEMS

Case Numbers: PSR2009-00034

Location: 9616 NE 117th Avenue

Request: Site plan approval to change the use of the property from residential use to commercial office on .23 acres in the C-3 zone

Applicant/Owner: Steve Sheffield
9616 NE 117th Avenue
Vancouver, WA 98662
Phone - (360) 260-2166, **E-mail** - steve@swofficesystems.com

Contact: PLS Engineering
Attn: Travis Johnson
1014 Franklin Street, Atrium Suite
Vancouver, WA 98660
Phone - (360) 944-6519, **E-mail** - travis@plsengineering.com

DECISION

Approval, subject to conditions

Team Leader's Initials: ATG **Date Issued:** December 22, 2009

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Richard Daviau	4895	richard.daviau@clark.wa.gov
Engineer:	David Bottamini, P.E.	4881	david.bottamini@clark.wa.gov
Fire Marshal Office	Tom Scott	3323	tom.scott@clark.wa.gov
Team Leader:	Michael Butts	4137	michael.butts@clark.wa.gov
Eng. Supervisor:	Sue Stepan, P.E.	4064	sue.stepan@clark.wa.gov

Parcel Numbers: Lot 4 (154702) of Short Plat 1-87 in the Northwest Quarter of Section 3, Township 2, Range 2 east of the Willamette Meridian

Zoning: C3 (General Commercial)

Comp Plan Designation: CC

Applicable Laws:

Clark County Code (CCC) 15.12 (Fire), 40.230.010 (Commercial Districts); 40.320 (Landscaping/Screening), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.360 (Solid Waste/Recycling), 40.370 (Sewer/Water), 40.380 (Stormwater/Erosion Control), 40.500 (Procedures), 40.510.020 (Type II Process), 40.520.020 (Review and Approval), 40.520.040 (Site Plan), 40.550.010 (Road Mod), 40.570 (SEPA), 40.610 and 40.620 (Impact Fees)

Neighborhood Association/Contact:

Sunnyside, George White (President), PO Box 820072, Vancouver, WA 98682, **Phone** - (360) 896-6216, **E-mail** - sunnyside5@pacifier.com

Time Limits:

The application was submitted on August 28, 2009 and determined to be fully complete on October 9, 2009. The County Code requirement for issuing a decision within 78 days lapses on December 26, 2009.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application can earlier contingently vest if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

The pre-application conference was not sufficiently complete to qualify for contingent vesting. Therefore, the project was vested on the fully-complete application submittal date of September 28, 2009. The application vested for transportation concurrency on September 28.

Public Notice:

Notice of application was mailed to the applicant, neighborhood association, and property owners within 300 feet of the site on October 23, 2009.

Public Comments:

The County has not received written public comments regarding the proposal.

Project Description/Background

The site contains a 1,384 square foot residence with a 400 square foot garage. The applicant proposes to convert the residence to a commercial office use.

The following is a comprehensive plan, zoning, and use chart of the area surrounding the site:

Compass	Comp Plan	Zoning	Current Land Use
Site	CC	C3	Commercial
North	CC	C3	Vacant

Compass	Comp Plan	Zoning	Current Land Use
South	UL	R1-7.5	Residential
East	CC	C3	NE 117 th Ave (SR-503)
West	CC	C3	Residential

Issues and Staff Analysis

Staff first analyzed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

LAND USE:

Finding 1 - Permitted Uses

Pursuant to CCC Table 40.230.010-1 (12a), the proposed office is permitted outright in the C3 Zone, subject to site plan review.

Finding 2 - Use

The proposed use is a sales office for office equipment. The applicant has indicated that there are no sale displays located on the site, but staff is not clear if customers come to the site. The applicant needs to clearly indicate if customers come to the site. (See Condition A-1a)

Finding 3 - Garage

The site contains a 400 square foot garage and the applicant has indicated that it may be used as storage, but will not be converted into office use. Staff finds that any storage space in the garage is likely connected to the proposed commercial office because there is no longer a residential use on the site. Also, the site plan does not show how the garage will be accessible for vehicles in the parking lot. The applicant shall clarify the storage use in the garage and show how the garage will be accessible for vehicles in the parking lot. (See Condition A-1b)

Finding 4 - Landscape Buffers

L4 or L5 Landscape standards (in 10 or 15 feet) are required along the south property line, L2 Landscape standards (in 10 feet) are required along NE 117th Avenue, and L1 Landscape standards (in 5 feet) are required along the other property lines (reference CCC 40.320.010). The submitted site plan complies with the required landscape buffers except the L4 along the south property.

The applicant is requesting an alternative landscape buffer along the south property line. Currently, there is an existing concrete wall (along more than 1/3 of the south property line) from NE 117th Avenue and six mature trees (in the western portion of the south property line). There is also a chain link fence. The applicant proposes to retain the existing wall, fence, and landscaping and add three additional trees, so spacing will be 20-feet on-center. A 6-foot high (at maturity) 95% opaque continuous hedge of evergreen shrubs is also proposed along the entire south property line. Staff supports the alternative landscape buffer under CCC 40.320.010 C7 because it meets the intent of the required buffer.

Finding 5 - Landscaping Along Building Sides

Pursuant to CCC 40.230.010 (D)(5)(b), landscaping is required along the sides of all buildings where the primary pedestrian access is provided. Minimum requirements shall include trees provided every thirty (30) feet on center planted in a landscaped strip or tree wells along the length of the building. The plan does not identify compliance with this requirement. The final landscape plan shall identify landscaping along the front side of the building pursuant to CCC 40.230.010 (D)(5)(b). (See Condition A-1c)

Finding 6 - Lighting

The applicant needs to ensure that lighting from the proposed development does not cast significant light or glare off-site on adjacent properties or public roadways. (See Condition G-1)

Conclusion (Land Use):

Staff concludes that the proposed preliminary plan meets the land use requirements of the Clark County Code subject to conditions.

TRANSPORTATION CONCURRENCY:

Finding 7 - Trip Generation

The applicant submitted a traffic profile for this proposal in accordance with CCC 40.350.020.B. Staff has determined that additional trips associated with the proposed development do not exceed travel speed, delay and LOS standards. The intersections in the vicinity of the proposed development would be minimally impacted by the proposed development. Therefore, further analysis and mitigation by the applicant were not required. The proposed development complies with the Concurrency Ordinance CCC 40.350.020.

TRANSPORTATION:

Finding 8 - Frontage Improvements

NE 117th Avenue is classified as a State Route (SR503). This roadway is governed by WSDOT. Therefore the applicant shall comply with all conditions of approval from WSDOT. (See Condition A-2a)

Finding 9 - Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches. The applicant shall evaluate sight distance at the existing driveway approach to NE 117th Avenue and meet sight distance requirement. (See Condition A-2b)

Finding 10 - Driveway approach

There is an existing driveway approach to NE 117th Avenue from this site. This existing driveway approach may not meet current County standards. If the approach does not meet County standards the applicant shall remove the existing approach and reconstruct the driveway approach to Clark County commercial driveway standards. (See Condition A-2c)

Conclusion (Transportation):

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation requirements of the Clark County Code.

STORMWATER:

Finding 11 - Stormwater Applicability

The provisions of Clark County Code Chapter 40.385 shall apply to all new development, redevelopment, and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) as modified by CCC 40.385 and the county's stormwater manual. In addition, if the land-disturbing activity involves a county-issued permit, the applicant is also responsible for meeting the requirements of this chapter.

The projects total of new impervious plus replaced impervious is less than 5,000 square feet and the value of the proposed improvements will not exceed 50% of the tax assessment valuation of the existing site. Therefore, only minimum requirements 1-5 apply to this site. (See Condition A-4a)

Finding 12 – Stormwater Proposal

The applicant proposes to pave the existing parking lot. Construct a catch basin in the middle of the parking lot and construct 20 LF of 12 inch perf pipe in a 3 foot by 3 foot infiltration trench. (See Condition A-4a)

Finding 13 - Site Conditions and Stormwater Issues:

Per CCC 40.385.020(C), no new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots (see Condition A-4b).

For stormwater facilities for which the county will not provide maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the standards in the county's Stormwater Facility Maintenance Manual pursuant to Section 13.26A.040. The responsible official shall approve such arrangements prior to county approval of the final stormwater plan. Final plats shall include a note specifying the party(ies) responsible for long-term maintenance of stormwater facilities.

The county shall inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060. (See Condition A-4c)

Easements or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection and maintenance of all privately maintained facilities (see Condition A-4d).

Finding 14 - CARA Applicability

Based on the county GIS data, the proposed site is within the CARA, Category II. The applicant is proposing a type of infiltration trench which is considered to be a Class V injection well as defined by DOE. In accordance with CCC 40.410.020(B), Class V injection wells are considered high-impact uses due to their adverse effects on groundwater. Class V injection wells are prohibited in Category I, and require a permit for Category II. The applicant shall submit a Level 1 Site Evaluation Report and obtain a CARA permit. (See Condition A-5)

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 15 - Fire Marshall Review

Tom Scott (in the Fire Marshal's Office) reviewed this application and can be reached at (360) 397-2375 x 4095 or 3323 if there are any questions regarding the following review (The site is in Clark County Fire District 6). Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition D-1)

Finding 16 - Fire Flow/Hydrants

Fire flow in the amount of 1,000 gallons per minute supplied at 20 PSI for 2 hours duration is required for this application. Information from the water purveyor indicates that the required fire flow is available at the site. Fire flow is based upon a 1,384 square foot type V-B constructed building.

Fire hydrants are required for this application. The indicated existing fire hydrants are adequate.

Finding 17 - Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access.

Fire apparatus turnarounds are not required for this application.

WATER & SEWER SERVICE:

Finding 18

The applicant has submitted utility reviews from the City of Vancouver Water District indicating that public water is available to the subject site. The proposed office building will be required to connect to an approved public water system. The applicant needs to comply with all requirements of the purveyor. (See Condition C-1)

The use of a septic system is proposed to serve the site and the applicant has submitted a "Health Department Evaluation Letter" dated March 26, 2009 (see Tab 19, Exhibit 1). The letter confirms that the existing septic system can be used by the proposed office use, subject to conditions. The applicant shall comply with the requirements of the Health Department and conditions of approval of the sewer waiver (see Condition C-2)

The applicant has received approval of a sewer waiver from the county (see MZR2008-00111), but the approval expired five days before the application was fully complete. Staff finds it likely that the applicant will receive approval of an updated sewer waiver. The applicant needs to receive approval of a sewer waiver permit or connect to public sewer. (Condition A-1e)

IMPACT FEES:

Finding 19

Traffic Impact Fees (TIF) apply to the proposed office use which is located within the North Orchards Subarea. TIF for the proposed commercial office is **\$5,830.08**. (Reference IFC2008-00116 and Condition D-2)

Please contact Tahanni Essig at 397-6118, Ext. 5790 for further questions regarding the TIF. If the application is more than three years following the site plan approval, the Impact Fees will be recalculated according to the then current ordinance.

Finding 20 - Building Department

The building safety program has reviewed the preliminary site plan based on the requirements of the IBC, Washington State Amendments and the ANSI/A117.1-2003. The following items require clarification and/or additional information:

- Please provide details on site plan for accessible parking signs in compliance with ANSI/A117.1-2003 section 502.7
- Please provide accessible parking space sign details in compliance with white on blue background 2006-IBC section 1101.2.9.
- Please provide details where an accessible route is crossing traffic lanes for markings as a crosswalk is in compliance with 2006-IBC section 1106.6.
- Please provide detectable warning details at curb ramp crossing traffic lane in compliance with ANSI/A117.1-2003 section 406.12.

If you have any further questions please contact John John at (360)397-2375 extension 4451

Decision

Based upon the proposed plan, and the findings and conclusions stated above, the Development Services Manager hereby **APPROVES** this request, subject to the following conditions of approval:

CONDITIONS OF APPROVAL

A	Final Construction/Site Plan Review Review & Approval Authority: Development Engineering
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Prior to construction, a Final Construction/Site Plan shall be submitted for review and approved, consistent with the approved preliminary plan and the following conditions of approval:

- A-1 **Final Site Plan** - The applicant shall submit and obtain County approval of a final site plan with the following conditions of approval:
- a. The applicant shall clearly indicate if customers come to the site. (See Finding 2).
 - b. The applicant shall clarify the storage use in the garage and show how the garage will be accessible for vehicles in the parking lot (see Finding 3).
 - c. The final landscape plan shall identify landscaping along the front side of the building pursuant to CCC 40.230.010 (D)(5)(b) (see Finding 5).
 - d. Archaeology - A note shall be placed on the face of the final site plan and construction plans "If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."
 - e. The applicant shall receive approval of an updated sewer waiver permit or connect to public sewer (see Finding 18).
- A-2 **Final Transportation Plan/On-Site** - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:
- a. The applicant shall comply with all WSDOT conditions of approval (see Finding 8)
 - b. The applicant shall evaluate sight distance at the existing driveway approach to NE 117th Avenue and show the sight distance triangles to scale on the engineering drawings and the site plan drawing (see Finding 9).
 - c. The applicants engineer shall certify the existing driveway approach meets Clark County standard or the applicants engineer shall redesign the approach to meet Clark County road standards (see Finding 10).
- A-3 **Transportation:**
- a. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from WSDOT of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.
- A-4 **Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.380 and the following conditions of approval:
- a. The applicant shall comply with the criteria outlined in CCC 40.385 minimum requirements 1-5 for this project (see Finding 11).

- b. Per CCC 40.385.020(C), no new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots (see Finding 13).
- c. For stormwater facilities for which the county will not provide maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the standards in the county's Stormwater Facility Maintenance Manual. The responsible official shall approve such arrangements prior to county approval of the final stormwater plan.
- d. Easements or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection and maintenance of all privately maintained (see Finding 13).

A-5 **Critical Aquifer Recharge Area** - The applicant shall submit a Level 1 Site Evaluation Report and obtain a CARA permit unless the applicant can show the stormwater system is not a Class V Injection well (see Finding 14).

A-6 **Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380.

A-7 **Developer's Covenant** - A "Developer Covenant to Clark County" shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 40.380. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

A-8 **Excavation and Grading** - Excavation/grading shall be performed in compliance with Appendix Chapter J of the 2003 International Building Code (IBC); and, drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.

B	Prior to Construction of Development Review & Approval Authority: Development Inspection
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Prior to construction, the following conditions shall be met:

- B-1 **Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.
- B-2 **Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- B-3 **Erosion Control** - Erosion control facilities shall **not** be removed without County approval.
- B-4 Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction.

C	Provisional Acceptance of Development Review & Approval Authority: Development Inspection
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

- C-1 The applicant shall comply with all requirements of the water purveyor.
- C-2 The applicant shall comply with the requirements of the Health Department and conditions of approval of the sewer waiver.

D	Building Permits Review & Approval Authority: Customer Service
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Prior to issuance of a building permit, the following conditions shall be met:

- D-1 Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.
- D-2 The applicant shall pay TIF in the amount of **\$5,830.08** for the proposed commercial office (reference IFC2008-00116).

If a building permit is required, then the TIF will be required prior to building permit issuance. If application for a building permit is more than three years following site plan approval, the Impact Fees will be recalculated according to the then current ordinance.

E	Occupancy Permits Review & Approval Authority: Customer Service
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Prior to issuance of an occupancy permit, the following conditions shall be met:

- E-1 Landscaping: Prior to the issuance of an approval of occupancy for final site plan, the applicant shall submit a copy of the approved landscape plan(s) with a letter

signed and stamped by a landscape architect licensed in the state of Washington certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site.

F	Development Review Timelines & Advisory Information Review & Approval Authority: None - Advisory to Applicant-
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- F-1 **Site Plans and other land use approvals** - Within 5 years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.
- F-2 **Building and Fire Safety** - Building and Fire, Life, and Safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.
- F-3 **Building elevation approvals** - Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (e.g., building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.
- F-4 **Department of Ecology Permit for Construction Stormwater** - A permit from the Department of Ecology (DOE) is required If:
- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
 - There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.
 - The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion [less than one acre] of the larger project planned over time. **The applicant shall Contact the DOE for further information.**

G	Post Development Requirements Review & Approval Authority: As specified below
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- G-1 **Outdoor Lighting** - Exterior lighting shall be located, shielded, and directed to prevent significant off site glare, in accordance with CCC 40.340.010(A)(7) and RCW 47.36.180.

Note: The Development Services Manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process:

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those

individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on December 22, 2009. Therefore any appeal must be received in this office by January 5, 2010.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
 - The specific aspect(s) of the decision being appealed;
 - The reasons why each aspect is in error as a matter of fact or law;
 - The evidence relied on to prove the error; and,
- The appeal fee of **\$5,240** (Planning = \$4,826 + Engineering = \$414).

Ninety percent (90%) of the fee will be refunded if the appeal is withdrawn in writing by the petitioner at least 15 calendar days before the public hearing to consider the appeal.

Attachments:

- Copy of Proposed Preliminary Plan

A copy of the approved preliminary plan and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

For Staff Only:

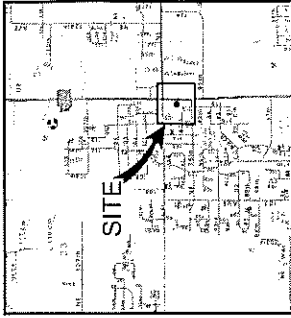
Final Plans Required with Construction Plans	YES	NO
Final Site Plan	X	
Final Landscape Plan:		
-On-site landscape plan	X	
-Right-of-way landscape plan*		
Final Wetland Plan		
Final Habitat Plan		

*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, list each plan under Case Notes in Permit Plan for future reference.

SOS Site Plan

Located in the NW 1/4 of Section 3, T2N, R2E, W.M.
Clark County, Washington



VICINITY MAP
NOT TO SCALE

PROJECT NOTES:

APPLICANT:
SOS Development
9616 NE 117th Avenue
Bellevue, WA 98004
PH: (206) 262-2466
FAX: (206) 262-2466

DESIGNER:
Clark County
1014 Franklin Street, Suite 100
Tacoma, WA 98402
PH: (253) 444-6319
FAX: (253) 444-6319

The site address is 9616 NE 117th Avenue, Vancouver, WA.
The parcel is identified as tax lot 4, serial number 154702-000.
This project is within the C-3 zone of Clark County, a
Community Commercial zone. The comprehensive plan
designation for the site is CC.

Site Area: 0.23 acres (103,353 sq ft).

Right-of-way Dedication to Clark County: 0.23 acres

Public Water Purveyor: City of Vancouver

Public Sewer Purveyor: Clark Regional Wastewater District

There are no known environmentally sensitive areas on site.

There will be an additional 214,500 sq ft of impervious surface
from this development.

There is an existing septic on site. The septic will remain in use.

There are no critical areas on or near the site. The site is not
within the 100 year flood plain.

Boundary data shown on the plan are from topographical
survey data prepared by Miller & Gleason Surveying.

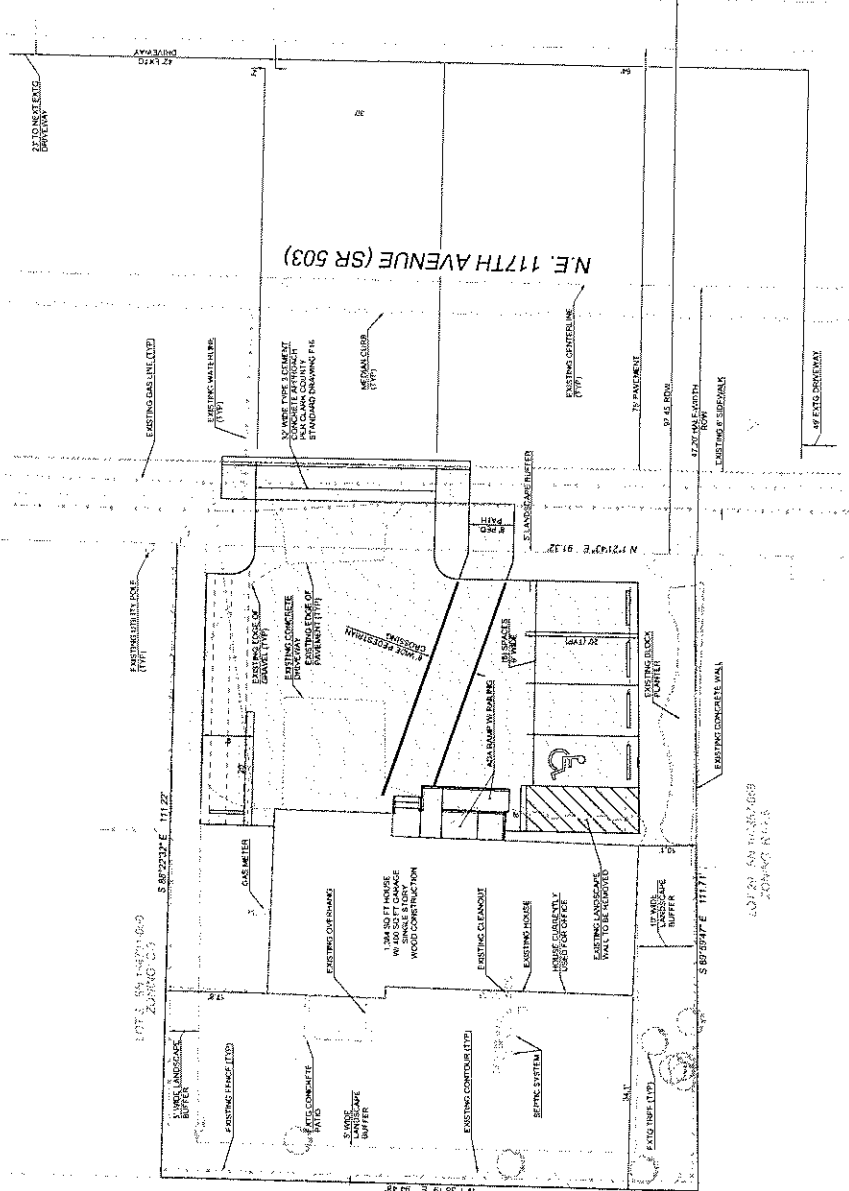
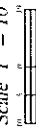
There is an existing fire hydrant 170 feet to the north located on
117th Avenue. The existing hydrant meets the minimum
requirements for hydrant spacing.

There is a City-Transit Route on NE 117th Avenue and the nearest
Transit stop is 390 feet north on the intersection of NE 99th
Street and NE 117th Avenue.

Recyclable and solid waste storage will be provided inside the
building.

See development plan for proposed grades and utilities.

Scale 1" = 10'



Use	Square Feet	Acres	%
Building Area (Existing)	1,832	0.042	18
Landscaping	4,703	0.108	45
Pavement (Impervious)	2,446	0.056	23
Concrete (Impervious)	372	0.008	4
Total	10,353	0.238	100

Legend	
Proposed Asphalt Concrete	<input type="checkbox"/>
Proposed Concrete	<input type="checkbox"/>
Proposed Landscaping	<input type="checkbox"/>

SOS Site Plan

A Site Located in Clark County

Preliminary Site Plan For

Revisions	Revised By	Revised Date
1	AS	11/11/11
2	AS	11/11/11
3	AS	11/11/11
4	AS	11/11/11
5	AS	11/11/11
6	AS	11/11/11
7	AS	11/11/11

Project No. 2148	Project Name
Client	Project Location
Designation	Project Date
Drawn By	Project Status
Checked By	Project Notes
Approved By	Project Comments

1

SOUTHWEST OFFICE SYSTEMS
PSR2009-00034

PLANNER
Richard Daviau

BRAD HAZEN
DEV ENG

Steve Sheffield
9616 NE 117th Avenue
Vancouver, WA 98662
steve@swofficesystems.com

PLS Engineering
Travis Johnson
1014 Franklin Street, Atrium Suite
Vancouver, WA 98660
travis@plsengineering.com

Sunnyside Neighborhood Association,
George White, President, PO Box 82007
Vancouver, WA 98682
sunnyside5@pacifier.com

